

# LONDON- WEST MIDLANDS ENVIRONMENTAL STATEMENT

## Volume 5 | Technical Appendices

CFA6 | South Ruislip to Ickenham  
**Community data (CM-001-006)**  
Community

November 2013

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Department  
for Transport

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# 1 Introduction

1.1.1 The community appendix for the South Ruislip to Ickenham community forum area (CFA6) comprises:

- community impact assessment record sheets for construction (Section 2);
- community impact assessment record sheets for operation (Section 3);and
- open space survey/public rights of way (PRoW) survey results (Section 4).

1.1.2 Maps referred to throughout the community appendix are contained in the Volume 5, Community Map Book.

## **2      Community impact assessment record sheets - construction**

## 2.1 Blenheim Care Centre

Table 1: Blenheim Care Centre community impact assessment record sheet

<b>Resource name</b>	<b>Blenheim Care Centre</b>
<b>Community forum area (CFA)</b>	South Ruislip to Ickenham (CFA6)
<b>Resource type</b>	Residential properties
<b>Resource description/profile</b>	Blenheim Care Centre <sup>1</sup> , located on B466 Ickenham Road, as shown on Map CM-01-021, G6 (Volume 5, Community Map Book), is a residential care home for the elderly. The centre is a purpose built care home with nursing and self-contained living accommodation.
<b>Assessment year</b>	Construction phase (2017+)
<b>Impact 1: loss of amenity</b>	<p>Impact: residents of the Blenheim Care Centre on B466 Ickenham Road are predicted to experience in-combination effects arising from significant visual and construction traffic effects during the construction phase, resulting in a loss of amenity.</p> <p>Visual: there will be significant visual effects associated with views of construction activities at the West Ruislip portal satellite compound.</p> <p>Construction traffic: there will be increase in heavy goods vehicle (HGV) movements on B466 Ickenham Road.</p> <p>Duration of impact: effects expected to coincide for between one and two years.</p>
<b>Assessment of magnitude</b>	Medium: as residents will be affected by significant effects from visual and construction traffic effects.
<b>Relevant receptors</b>	Residents and staff of, and visitors to, the Blenheim Care Centre.
<b>Assessment of sensitivity of receptor(s) to impact</b>	High: as these are residential receptors.
<b>Significance rating of effect</b>	Major adverse- significant effect on residents due to loss of amenity.
<b>Proposed mitigation options for significant effects</b>	No further mitigation of amenity effects.
<b>Residual effect significance rating</b>	Major adverse- significant effect on residents due to loss of amenity.

<sup>1</sup> Life Style Centre; Blenheim Care Centre; [www.lifestylecare.co.uk/Blenheim](http://www.lifestylecare.co.uk/Blenheim); Accessed: 17 October 2013.



## 2.2 The Church of Jesus Christ of Latter Day Saints

Table 2: The Church of Jesus Christ of Latter Day Saints community impact assessment record sheet

<b>Resource name</b>	<b>The Church of Jesus Christ of Latter Day Saints</b>
<b>CFA</b>	South Ruislip to Ickenham (CFA6)
<b>Resource type</b>	Community facility
<b>Resource description/profile</b>	The Church of Jesus Christ of Latter Day Saints, located on B466 Ickenham Road, as shown on Map CM-01-021, H4 (Volume 5, Community Map Book).
<b>Assessment year</b>	Construction phase (2017+)
<b>Impact 1: loss of amenity</b>	<p>Impact: users of The Church of Jesus Christ of Latter Day Saints on B466 Ickenham Road are predicted to experience in-combination effects arising from significant noise and construction traffic effects during the construction phase, resulting in a loss of amenity.</p> <p>Noise: there will be significant noise effects associated with construction activity at the West Ruislip portal satellite compound.</p> <p>Construction traffic: there will be an increase in HGV movements on B466 Ickenham Road.</p> <p>Duration of impact: effects expected to coincide for approximately one year.</p>
<b>Assessment of magnitude</b>	Medium: as users of the community facility will be affected by significant effects from noise and construction traffic effects.
<b>Relevant receptors</b>	Users of The Church of Jesus Christ of Latter Day Saints.
<b>Assessment of sensitivity of receptor(s) to impact</b>	Medium: as it is expected that activities at The Church of Jesus Christ of Latter Day Saints will be able to continue during the construction of the Proposed Scheme.
<b>Significance rating of effect</b>	Moderate adverse- significant effect on residents due to loss of amenity.
<b>Proposed mitigation options for significant effects</b>	No further mitigation of amenity effects.
<b>Residual effect significance rating</b>	Moderate adverse- significant effect on residents due to loss of amenity.

## 2.3 Ruislip and Bridgewater open space

Table 3: Ruislip and Bridgewater open space community impact assessment record sheet

<b>Resource name</b>	<b>Ruislip and Bridgewater open space</b>
<b>CFA</b>	South Ruislip to Ickenham (CFA6)
<b>Resource type</b>	Open space and recreational PRoW
<b>Resource description/profile</b>	Ruislip and Bridgewater open space is located in a residential area, next to Ruislip High School. The open space contains a large expanse of grass with a small pond and two children's play areas. The Yeading Brook runs through the middle of the open space.
<b>Assessment year</b>	Construction phase (2017+)
<b>Impact 1: temporary loss of land</b>	Impact: a small area of the open space (approximately 10%) will be temporarily required for utility works.  Duration of impact: less than six months.
<b>Assessment of magnitude</b>	Low: as the resource is compromised and its functionality is partly impaired or compromised. The utility works, however, will be short term (less than six months) and the area will be reinstated following the works, as required in works by statutory undertakers.
<b>Relevant receptors</b>	Users of Ruislip and Bridgewater open space.
<b>Assessment of sensitivity of receptor(s) to impact</b>	Low: only a small area of land will be required for the construction of the Proposed Scheme and the surrounding open space will still be useable.
<b>Significance rating of effect</b>	Negligible- effect due to temporary loss of land (not significant).
<b>Proposed mitigation options for significant effects</b>	Not applicable (N/A)
<b>Residual effect significance rating</b>	Negligible- effect due to temporary loss of land (not significant).

## 2.4 Residential properties on The Greenway

Table 4: Residential properties on The Greenway community impact assessment record sheet

<b>Resource name</b>	<b>Residential properties on The Greenway</b>
<b>CFA</b>	South Ruislip to Ickenham (CFA6)
<b>Resource type</b>	Residential properties
<b>Resource description/profile</b>	Residential properties on the northern side of The Greenway, as shown on Map CM-01-021, E7 (Volume 5, Community Map Book).
<b>Assessment year</b>	Construction phase (2017+)
<b>Impact 1: loss of amenity</b>	<p>Impact: residents of approximately 30 properties on the northern side of The Greenway are predicted to experience in-combination effects arising from significant visual and noise effects during the construction phase, resulting in a loss of amenity.</p> <p>Visual: there will be significant visual effects associated with views of construction activities at the West Ruislip portal satellite compound.</p> <p>Noise: there will be significant construction noise effects during the tunnelling support activities over a period of approximately two years.</p> <p>Duration of impact: effects expected to coincide for between one and two years.</p>
<b>Assessment of magnitude</b>	Medium: as residents will be affected by significant residual effects from visual and noise effects.
<b>Relevant receptors</b>	Owners/occupiers of the residential properties.
<b>Assessment of sensitivity of receptor(s) to impact</b>	High: as these are residential receptors.
<b>Significance rating of effect</b>	Major adverse- significant effect on residents due to loss of amenity.
<b>Proposed mitigation options for significant effects</b>	No further mitigation of amenity effects.
<b>Residual effect significance rating</b>	Major adverse- significant effect on residents due to loss of amenity.

## 2.5 Garage associated with a residential property on The Greenway

Table 5: Garage associated with a residential property on The Greenway community impact assessment record sheet

<b>Resource name</b>	<b>Garage associated with a residential property on The Greenway</b>
<b>CFA</b>	South Ruislip to Ickenham (CFA6)
<b>Resource type</b>	Residential property
<b>Resource description/profile</b>	A garage associated with the residential property 105 The Greenway.
<b>Assessment year</b>	Construction phase (2017+) extending into operation phase (2026+)
<b>Impact 1: demolition</b>	Impact: demolition of a garage associated with a residential property lost to land required for the construction and operation of the Proposed Scheme.  Duration of impact: permanent.
<b>Assessment of magnitude</b>	Negligible: as fewer than five residential properties will be demolished.
<b>Relevant receptors</b>	Owner(s)/user(s) of the garage.
<b>Assessment of sensitivity of receptor(s) to impact</b>	Low: as the garage is associated with a residential property, but is not a dwelling.
<b>Significance rating of effect</b>	Negligible- effect due to land required for the construction of the Proposed Scheme (not significant).
<b>Proposed mitigation options for significant effects</b>	No mitigation. Compensation only for property owner(s).
<b>Residual effect significance rating</b>	Negligible- effect due to land required for the construction of the Proposed Scheme (not significant).

## 2.6 Ruislip Rifle Club

Table 6: Ruislip Rifle Club community impact assessment record sheet

<b>Resource name</b>	<b>Ruislip Rifle Club</b>
<b>CFA</b>	South Ruislip to Ickenham (CFA6)
<b>Resource type</b>	Community facility
<b>Resource description/profile</b>	Ruislip Rifle Club is located in the vicinity of West Ruislip, as shown on Map CM-01-021, F6 (Volume 5, Community Map Book). The club contains an indoor shooting range catering for various different rifles and air pistols. It has been established for over 60 years. Shooting competitions are held here and Brunel University Target Shooting Club also uses the facility weekly <sup>2</sup> .
<b>Assessment year</b>	Construction phase (2017+) extending into operation phase (2026+)
<b>Impact 1: demolition</b>	Impact: facilities permanently lost to land required for the construction of the Proposed Scheme.  The Ruislip Rifle Club will be demolished to make way for the construction of the West Ruislip tunnel portal and the West Ruislip portal satellite compound. The whole site will be required for the duration of the construction works.  Duration of impact: permanent.
<b>Assessment of magnitude</b>	High: the resource is completely and permanently closed/compromised and unusable for its intended purpose.
<b>Relevant receptors</b>	Members and staff of Ruislip Rifle Club.
<b>Assessment of sensitivity of receptor(s) to impact</b>	Medium: the rifle club has approximately 100 members. There are no local alternative facilities of a similar nature.  In order to obtain a firearms certificate and remain certified to shoot, individuals must be a member of a club and therefore there will be a strong preference for Ruislip Rifle Club to be in continuous operation. This means that an alternative site will need to be found and developed prior to the commencement of construction works.
<b>Significance rating of effect</b>	Major adverse- significant effect due to land required for the construction of the Proposed Scheme.
<b>Proposed mitigation options for significant effects</b>	HS2 Ltd will continue to work with the Ruislip Rifle Club to assist them with the identification of suitable alternative premises, to which the affected facility could relocate on the basis that it will be eligible for financial compensation under the National Compensation Code. If suitable alternative premises could be acquired in the same locality for the timely relocation of this facility, this will mitigate the effect which will no longer be significant.
<b>Residual effect significance rating</b>	Major adverse- significant effect due to land required for the construction of the Proposed Scheme.

<sup>2</sup> Ruislip Rifle Club; [www.ruisliprifleclub.org.uk](http://www.ruisliprifleclub.org.uk); Accessed: 12 September 2013.

## 2.7 Ruislip Golf Course

Table 7: Ruislip Golf Course community impact assessment record sheet

<b>Resource name</b>	<b>Ruislip Golf Course</b>
<b>CFA</b>	South Ruislip to Ickenham (CFA6)
<b>Resource type</b>	Community facility
<b>Resource description/profile</b>	<p>Ruislip Golf Course is an 18-hole course located to the north of West Ruislip Station, as shown on Map CM-01-021, G6 (Volume 5, Community Map Book). First opened in 1922, the golf course is owned by the London Borough of Hillingdon (LBHi) and is accessible to local residents. It contains a floodlit driving range<sup>3</sup>. The Ruislip Golf Course hosts several golf competitions a year.</p> <p>The club house also serves as The Fairways Restaurant. This acts as the venue for some community activities such as comedy nights and slimming club meetings.</p>
<b>Assessment year</b>	Construction phase (2017+) extending into operation phase (2026+)
<b>Impact 1: temporary loss of land</b>	<p>Impact: the construction of the tunnel portal at West Ruislip will require the temporary use of part of Ruislip Golf Course. The Proposed Scheme will require part of the land that currently forms three of the 18 holes, an outbuilding and a small part of the driving range. In addition to the temporary land required on the golf course and part of the driving range, some land on the private car park (45 spaces) will also be required for the construction of the Proposed Scheme. There is no requirement for land that will affect the club house.</p> <p>The members of the golf course have identified three holes that can be repeated to maintain an 18-hole course. A course incorporating repeated holes, however, will not function as a competition course.</p> <p>Duration of impact: the land required for the construction of the Proposed Scheme means that the functionality of the resource will be partially impaired for seven years.</p>
<b>Assessment of magnitude</b>	Medium: resource is partially closed/compromised and unusable for a proportion of its intended purpose.
<b>Relevant receptors</b>	Staff and users of Ruislip Golf Course.
<b>Assessment of sensitivity of receptor(s) to impact</b>	<p>Medium: there are alternative golf courses in this part of London, including Uxbridge Golf Course, Haste Hill Golf Course and Northwood Golf Course. Not all golf courses, however, are comparable in character and cost.</p> <p>The nearest golf course owned by LBHi is Haste Hill Golf Course, which is approximately 4km north, and this could act as an alternative venue for competitions.</p>
<b>Significance rating of effect</b>	Moderate adverse- significant effect due to temporary loss of land.
<b>Proposed mitigation options for significant effects</b>	HS2 Ltd will work with Ruislip Golf Course and LBHi to enable the golf course to continue to operate as an 18-hole course throughout the construction phase and to identify a means by which it could operate as an 18-hole competition course throughout the operational phase of the Proposed Scheme.
<b>Residual effect significance rating</b>	Moderate adverse- significant effect due to temporary loss of land.
<b>Impact 2: permanent loss of land</b>	Impact: the construction of the tunnel portal at West Ruislip will permanently require land currently used by Ruislip Golf Course. The Proposed Scheme will require two of the 18 holes. This means that the golf course will not be able to function as an 18-hole competition course. The palliative measures available in the temporary situation will not be valid.

<sup>3</sup> LBHi; Ruislip Golf Course; [www.hillingdon.gov.uk/article/11141/Ruislip-Golf-Course](http://www.hillingdon.gov.uk/article/11141/Ruislip-Golf-Course); Accessed: 12 September 2013.

<b>Resource name</b>	<b>Ruislip Golf Course</b>
	Duration of the impact: permanent.
<b>Assessment of magnitude</b>	Medium: resource is partially closed/compromised and unusable for a proportion of its intended purpose.
<b>Relevant receptors</b>	Staff and users of Ruislip Golf Course.
<b>Assessment of sensitivity of receptor(s) to impact</b>	High: there are alternative golf courses in this part of London, including Uxbridge Golf Course, Haste Hill Golf Course and Northwood Golf Course. Not all golf courses, however, are comparable in character and cost. Furthermore it is not valid to rely on repeated holes in the long term.
<b>Significance rating of effect</b>	Major adverse- significant effect due to land required for the construction of the Proposed Scheme.
<b>Proposed mitigation options for significant effects</b>	HS2 Ltd will work with Ruislip Golf Course and LBHi to enable the golf course to continue to operate as an 18-hole course throughout the construction phase and to identify a means by which it could operate as an 18-hole competition course throughout the operational phase of the Proposed Scheme.
<b>Residual effect significance rating</b>	Major adverse- significant effect due to land required for the construction of the Proposed Scheme.
<b>Impact 3: loss of amenity</b>	<p>Impact: construction activity at the West Ruislip portal satellite compound is not predicted to create in-combination effects on those playing golf on the course. Users of the golf club house are predicted to experience in-combination effects arising from significant visual, noise and construction traffic effects during the construction phase, resulting in a loss of amenity.</p> <p>Visual: there will be significant visual effects associated with views of construction activities at the West Ruislip tunnel portal.</p> <p>Noise: there will be significant noise effects as a result of construction activities at the West Ruislip portal satellite compound over a period of nine months.</p> <p>Construction traffic: there are also predicted to be significant increases in HGV movements along B466 Ickenham Road, which is the road by which the golf course is reached. There will be some construction vehicles that access the construction compound past the club house and customer parking.</p> <p>Duration: up to nine months.</p>
<b>Assessment of magnitude</b>	High: as users of the golf club house will be affected by significant residual effects from visual, noise and construction traffic effects.
<b>Relevant receptors</b>	Staff and users of Ruislip Golf Course club house.
<b>Assessment of sensitivity of receptor(s) to impact</b>	Medium: there are alternative golf courses with club houses in this part of London, including Uxbridge Golf Course, Haste Hill Golf Course and Northwood Golf Course. Not all golf courses and club houses, however, are comparable in character and cost.
<b>Significance rating of effect</b>	Major adverse- significant effect on community facility due to loss of amenity.
<b>Proposed mitigation options for significant effects</b>	No further mitigation of amenity effects.
<b>Residual effect significance rating</b>	Major adverse- significant effect on community facility due to loss of amenity.

## 2.8 Hillingdon Trail

Table 8: Hillingdon Trail community impact assessment record sheet

<b>Resource name</b>	<b>Hillingdon Trail (Footpaths U81 and R146)</b>
<b>CFA</b>	South Ruislip to Ickenham (CFA6)
<b>Resource type</b>	Open space and recreational PRoW
<b>Resource description/profile</b>	The Hillingdon Trail (Footpaths U81 and R146) is a 32km walk promoted by LBHi through woods, fields, parks and other open spaces, including a national nature reserve (NNR) and sites of special scientific interest (SSSI), at the edge of London <sup>4</sup> . The walk starts at Cranford Park and finishes in the Yeading Valley.
<b>Assessment year</b>	Construction phase (2017+)
<b>Impact 1: temporary re-routing of promoted route</b>	<p>Impact: the Hillingdon Trail will be bisected by the Proposed Scheme during construction just south of Ruislip Golf Course, due to the presence of the West Ruislip portal satellite compound. The trail will be re-routed, but there will be little disruption to the ability of the footpath to function.</p> <p>During construction, the Hillingdon Trail will be temporarily re-routed by zoom from The Greenway on to the nearby B466 Ickenham Road overbridge before reconnecting with the trail to the north of the golf course.</p> <p>Once construction works have finished, a permanent crossing of the Chiltern Main Line and the Proposed Scheme will be reinstated at the existing location.</p> <p>Duration of impact: construction at the West Ruislip tunnel portal will take seven years.</p>
<b>Assessment of magnitude</b>	Negligible: the resource is not closed and can continue to be used for its intended purpose without any significant inconvenience or detriment to the users.
<b>Relevant receptors</b>	Users of the Hillingdon Trail.
<b>Assessment of sensitivity of receptor(s) to impact</b>	Medium: there are not many alternatives to the Hillingdon Trail in this area, the Celandine Route (Footpaths U44 and U45) being the nearest alternative promoted walk.
<b>Significance rating of effect</b>	Negligible- effect due to temporary re-routing (not significant).
<b>Proposed mitigation options for significant effects</b>	N/A
<b>Residual effect significance rating</b>	Negligible- effect due to temporary re-routing (not significant).

<sup>4</sup> LBHi; Hillingdon Trail; <http://www.hillingdon.gov.uk/index.jsp?articleid=8723>; Accessed: 12 September 2013.



## 2.9 Celandine Route

Table 9: Celandine Route community impact assessment record sheet

<b>Resource name</b>	<b>Celandine Route (Footpaths U45 and U46)</b>
<b>CFA</b>	South Ruislip to Ickenham (CFA6)
<b>Resource type</b>	Open space and recreational PRoW
<b>Resource description/profile</b>	Celandine Route (Footpaths U45 and U46) is a 19km walk which follows the River Pinn, from Pinner to the Grand Union Canal at Cowley to the south <sup>5</sup> .
<b>Assessment year</b>	Construction phase (2017+)
<b>Impact 1: temporary re-routing of promoted route</b>	<p>Impact: the Celandine Route will be bisected by the Proposed Scheme on embankment.</p> <p>During construction there will be a temporary re-routeing (approximately 150m) of the promoted walk to the west via Breakspear Road South. This will facilitate the construction of temporary and permanent bridges across the route of the Proposed Scheme and it will accommodate construction of the rail head. The re-routed path will cross underneath the Chiltern Main Line on Breakspear Road South (the Chiltern Main Line is on viaduct).</p> <p>Once construction works have finished, the PRoW will be reinstated in its current location; it will cross underneath the Chiltern Main Line, as it does currently (the Chiltern Main Line is on viaduct), and the Proposed Scheme.</p> <p>Duration of impact: the duration of the construction works requiring the re-route is seven years.</p>
<b>Assessment of magnitude</b>	Negligible: re-routeing will be put in place in advance of the commencement of construction works and there will be little disruption of the ability of the footpath to function.
<b>Relevant receptors</b>	Users of the Celandine Route.
<b>Assessment of sensitivity of receptor(s) to impact</b>	Medium: there are not many alternatives to the Celandine Route in this area, the Hillingdon Trail (Footpaths U81 and R146) being the nearest alternative promoted walk.
<b>Significance rating of effect</b>	Negligible- effect due to temporary re-routeing (not significant).
<b>Proposed mitigation options for significant effects</b>	N/A
<b>Residual effect significance rating</b>	Negligible- effect due to temporary re-routeing (not significant).

<sup>5</sup> LBHi; Celandine Route along the River Pinn; [www.hillingdon.gov.uk/media.jsp?mediaid=29087&filetype=pdf](http://www.hillingdon.gov.uk/media.jsp?mediaid=29087&filetype=pdf); Accessed: 8 October 2013.

## 2.10 Residential properties on Breakspear Road South

Table 10: Residential properties on Breakspear Road South community impact assessment record sheet

<b>Resource name</b>	<b>Residential properties on Breakspear Road South</b>
<b>CFA</b>	South Ruislip to Ickenham (CFA6)
<b>Resource type</b>	Residential properties
<b>Resource description/profile</b>	Gatemead Farm and The Lodge are located west of Breakspear Road South, with The Lodge located within the Merck Sharp pharmaceutical research facility. The stable and outbuilding at Oak Farm lie to the east of Breakspear Road South.
<b>Assessment year</b>	Construction phase (2017+) extending into operation phase (2026+)
<b>Impact 1: demolition</b>	Impact: demolition of two residential properties, a stable and an outbuilding, lost to land required for the construction and operation of the Proposed Scheme. Demolition of these properties will occur at the construction phase resulting from the Breakspear Road South satellite compound and construction of the rail head.  Duration of impact: permanent.
<b>Assessment of magnitude</b>	Negligible: as fewer than five residential properties will be demolished.
<b>Relevant receptors</b>	Owners/occupiers of the residential properties.
<b>Assessment of sensitivity of receptor(s) to impact</b>	High: as these are residential receptors.
<b>Significance rating of effect</b>	Minor adverse- effect due to land required for the construction of the Proposed Scheme (not significant at a community level).
<b>Proposed mitigation options for significant effects</b>	No mitigation. Compensation only for property owners.
<b>Residual effect significance rating</b>	Minor adverse- effect due to land required for the construction of the Proposed Scheme (not significant at a community level).

## 2.11 Residential properties on Harvil Road and Breakspear Road South

Table 11: Residential properties on Harvil Road and Breakspear Road South community impact assessment record sheet

Resource name	Residential properties on Harvil Road and Breakspear Road South
CFA	South Ruislip to Ickenham (CFA6)
Resource type	Residential properties
Resource description/profile	Residential properties on Harvil Road (from the junction with Highfield Drive, north to Harvil Farm) and on Breakspear Road South (from the junction with Swakeleys Road, north to Copthall Farm), as shown on Map CM-01-022-L1, F6 (Volume 5, Community Map Book).
Assessment year	Construction phase (2017+)
Impact 1: loss of amenity	<p>Impact: residents of approximately 50 properties on Harvil Road and Breakspear Road South are predicted to experience in-combination effects arising from significant visual and construction traffic effects during the construction phase, resulting in a loss of amenity.</p> <p>Visual: there will be significant visual effects from views of the sustainable placement of surplus excavated materials on land between Harvil Road and Breakspear Road South.</p> <p>Construction traffic: there will be significant construction traffic effects from an increase in HGV movements on both Harvil Road and Breakspear Road South.</p> <p>Duration: construction traffic is expected to occur for up to six years and six months, with busiest flows expected over a one year period.</p>
Assessment of magnitude	Medium: as residents will be affected by significant residual effects from visual and construction traffic effects.
Relevant receptors	Owners/occupiers of the residential properties.
Assessment of sensitivity of receptor(s) to impact	High: as these are residential receptors.
Significance rating of effect	Major adverse- significant effect on residents due to loss of amenity.
Proposed mitigation options for significant effects	No further mitigation of amenity effects.
Residual effect significance rating	Major adverse- significant effect on residents due to loss of amenity.

## 2.12 Residential properties on B467 Swakeleys Road

Table 12: Residential properties on B467 Swakeleys Road community impact assessment record sheet

<b>Resource name</b>	<b>Residential properties on B467 Swakeleys Road</b>
<b>CFA</b>	Colne Valley (CFA7)
<b>Resource type</b>	Residential properties
<b>Resource description/profile</b>	Residential properties on B467 Swakeleys Road, South Harefield, between the junction with the A40 Western Avenue and the junction with Harvil Road, as shown on Map CM-01-022-L2, F5 (Volume 5, Community Map Book).
<b>Assessment year</b>	Construction phase (2017+)
<b>Impact 1: loss of amenity</b>	<p>Impact: residents of approximately 30 properties along B467 Swakeleys Road, between the junction with the A40 Western Avenue and junction with Harvil Road, are predicted to experience in-combination effects arising from significant air quality, noise and construction traffic effects during the construction phase, resulting in a loss of amenity.</p> <p>Air quality: there will be significant air quality effects from vehicle emissions.</p> <p>Noise: there will be significant noise effects associated with an increase in construction traffic.</p> <p>Construction traffic: there will be a significant increase in HGV movements along B467 Swakeleys Road which will be used by construction traffic. HGV movements can create a physical or psychological barrier affecting access.</p> <p>Duration: approximately nine months.</p>
<b>Assessment of magnitude</b>	High: as residents will be affected by significant residual effects from air quality, noise and construction traffic effects.
<b>Relevant receptors</b>	Owners/occupiers of the residential properties.
<b>Assessment of sensitivity of receptor(s) to impact</b>	High: as these are residential receptors.
<b>Significance rating of effect</b>	Major adverse- significant effect on residents due to loss of amenity.
<b>Proposed mitigation options for significant effects</b>	No further mitigation of amenity effects.
<b>Residual effect significance rating</b>	Major adverse- significant effect on residents due to loss amenity.

### **3 Community impact assessment record sheets - operation**

- 3.1.1 Within the study area no significant effects on residential properties, community facilities or open space and recreational PRow during operation have been identified within the assessment; accordingly no community impact assessment record sheets are presented here.

## **4 Open space survey/public rights of way survey results**

- 4.1.1 Within the study area, no significant effects for open spaces or PRoW have been identified within the assessment; accordingly no user surveys of open spaces or PRoW are presented here.

## 5 References

LBHi; Celandine Route along the River Pinn;

[www.hillingdon.gov.uk/media.jsp?mediaid=29087&filetype=pdf](http://www.hillingdon.gov.uk/media.jsp?mediaid=29087&filetype=pdf); Accessed: 8 October 2013.

LBHi; Hillingdon Trail; [www.hillingdon.gov.uk/index.jsp?articleid=8723](http://www.hillingdon.gov.uk/index.jsp?articleid=8723); Accessed: 8 October 2013.

LBHi; Ruislip Golf Course; [www.hillingdon.gov.uk/article/11141/Ruislip-Golf-Course](http://www.hillingdon.gov.uk/article/11141/Ruislip-Golf-Course); Accessed: 12 September 2013.

Life Style Centre; Blenheim Care Centre; [www.lifestylecare.co.uk/Blenheim](http://www.lifestylecare.co.uk/Blenheim); Accessed: 17 October 2013.

Ruislip Rifle Club; [www.ruisliprifleclub.org.uk](http://www.ruisliprifleclub.org.uk); Accessed: 12 September 2013.